



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### NOTICE OF PUBLIC HEARING

The **SOUTH END LANDMARK DISTRICT COMMISSION** will hold a public hearing:

**DATE:** Tuesday, April 5, 2011  
**TIME:** 5:30 P.M.  
**PLACE:** BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

*Please ensure that all electronic devices are silenced prior to entering the hearing room.*

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

### **REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND**

#### SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon  
Alternate: Peter Sanborn

### DESIGN REVIEW APPLICATIONS

**5:30 – 5:45**

**Application:** 11.805 SE  
**Applicant:**

#### 157 West Springfield Street (Ebenezer Baptist Church)

**Daniel Bumagin, project manager:** Install commercial-grade kitchen vent at rear, above roofline, visible from public way.

**5:45 – 6:00**

**Application:** 11.806 SE  
**Applicant:**

#### 471 Shawmut Avenue

**Sam Shaw, business owner:** Install steel security gates over storefront windows and recessed storefront doorway.

**6:00 – 6:15**

**Application:** 11.807 SE  
**Applicant:**

#### 200 West Brookline Street, Unit 4

**Matthew Arseneault, property owner:** Install roof deck and hatch.

**6:15 – 6:30**

**Application:** 11.808 SE  
**Applicant:**

#### 3 Wellington Street, Unit 4

**Stephen Fink, title:** Install roof deck and hatch.

**6:30 – 6:45**

**Application:** 11.809 SE  
**Applicant:**

#### 4 East Concord Street

**Mark Sangiolo, architect:** Install roof deck.

**6:45 – 7:00**

**Application:** 11.810 SE  
**Applicant:**

#### 8 East Concord Street

**Mark Sangiolo, architect:** Install roof deck.

*(over)*

## **DESIGN REVIEW APPLICATIONS**

**7:00 – 7:25**

**Application:** 11.811 SE

**Applicant:**

**5 Dwight Street**

**Robert Ferris, manager:** Replace front door, windows and front fence. Replace gutters, flashing and downspouts. Install two rear decks, facing the Berkeley Street Gardens.

**7:25 – 7:50**

**Application:** 10.214 SE

**Applicant:**

**54-56 Berkeley Street**

**Jeffrey Kloch, architect:** Amendments to project that was reviewed by SELDC in January 2010. Design presented to SELDC in January 2010 omitted the proposed elevator penthouse at the property. New design for storefront to meet National Park Service requirements.

**7:50 – 8:15**

**Application:** 11.812 SE

**Applicant:**

**11 Milford Street**

**Kevin McCrea, property owner:** Replace front door. Replace broken/missing sections of front fence. Repair mansard, reusing existing scallop slates and replacing broken/missing slates in kind. Replace rotted trim and missing dentils. Repair or replace lintels and sills, repaint with Benjamin Moore color HC-69. Remove white paint from front elevation brick and repoint.

**8:15 – 8:30**

**Application:** 11.813 SE

**Applicant:**

**96 West Concord Street**

**Paul Pawlyk, contractor:** Install roof deck and hatch.

**8:30**

## **REVIEW OF ARCHITECTURAL VIOLATIONS**

**78 Montgomery Street:** Installation of two mechanical units on the rooftop, without prior review or approval of the Commission.

**591 Tremont Street:** Installation of a mechanical unit on the rooftop, without prior review or approval of the Commission.

**5 Concord Square:** Installation of two white PVC vent pipes in the cheek wall of the exterior stairway.

**1692 Washington Street:** Alterations to the existing Mike's City Diner billboard, which is installed on the side wall of 1692 Washington Street and advertises a business that is located at nearby 1714 Washington Street.

**664 Tremont Street:** Installation of a canopy with signage, internally lit.

**495 Columbus Avenue:** Installation of sign.

*(over)*

9:30

**ADMINISTRATIVE REVIEW**

*In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.*

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

**PLEASE NOTE** that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.

*If you have any questions not addressed by the above information, please consult the staff at the telephone number listed below. Thank you.*

**11.741 SE: 27 East Concord Street:** Replace deteriorated slates on mansard in kind. Replace rotted fascia and trim in kind. Replace gutters and downspouts with copper.

**11.781 SE: 195 West Brookline Street:** Install concrete slab to stabilize coal bunker, install waterproof membrane and reset existing cracked bluestone slab. Patch slab to match and install new bronze coal cap to replace cracked cap. Reset the second, smaller bluestone slab and its metal cap.

**11.802 SE: 46-51 San Juan Street:** Repoint. Temporarily remove brick above lintels, install flashing and reset existing bricks. Apply sealant around lintels and sills, with color and texture to match pointing mortar.

**11.804 SE: 90 Worcester Street:** Replace asphalt shingles on front mansard. Replace slates on rear mansard (not visible from public way) with asphalt shingles.

**11.814 SE: 598 Tremont Street:** Repair front stoop and walkway to match existing design, color and texture.

**11.815 SE: 29 Braddock Park:** Replace 14 vinyl windows with 2/2 wood exterior windows, with the exception of the narrow flanking windows in the bay, which will be 1/1.

**11.816 SE: 1762 Washington Street:** Install new signage in existing blade sign.

**11.817 SE: 456 Shawmut Avenue:** Repoint chimney, install steel chimney cap.

**11.818 SE: 37 Upton Street:** Repoint. Repair lintels and sills as needed to match existing profile, color and texture.

**11.819 SE: 1313 Washington Street:** Install new signage in existing blade sign. Install vinyl lettering on storefront windows.

**11.820 SE: 35 Rutland Square:** Repaint lintels, sills and masonry trim Benjamin Moore color HC-69. Repaint window grilles black.

**11.821 SE: 62 Rutland Square:** Replace 4 vinyl windows at attic dormer with aluminum clad 2/2 and 1/1 windows. Replace aluminum gutters with copper ones. Replace deteriorated slate roof in kind. Install copper drip edge. Repoint masonry.

**PROJECTED ADJOURNMENT: 9:45 PM**

Date posted: March 25, 2011

cc: Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)  
For additional information, please contact South End Landmark District Commission staff at 617-635-3850.